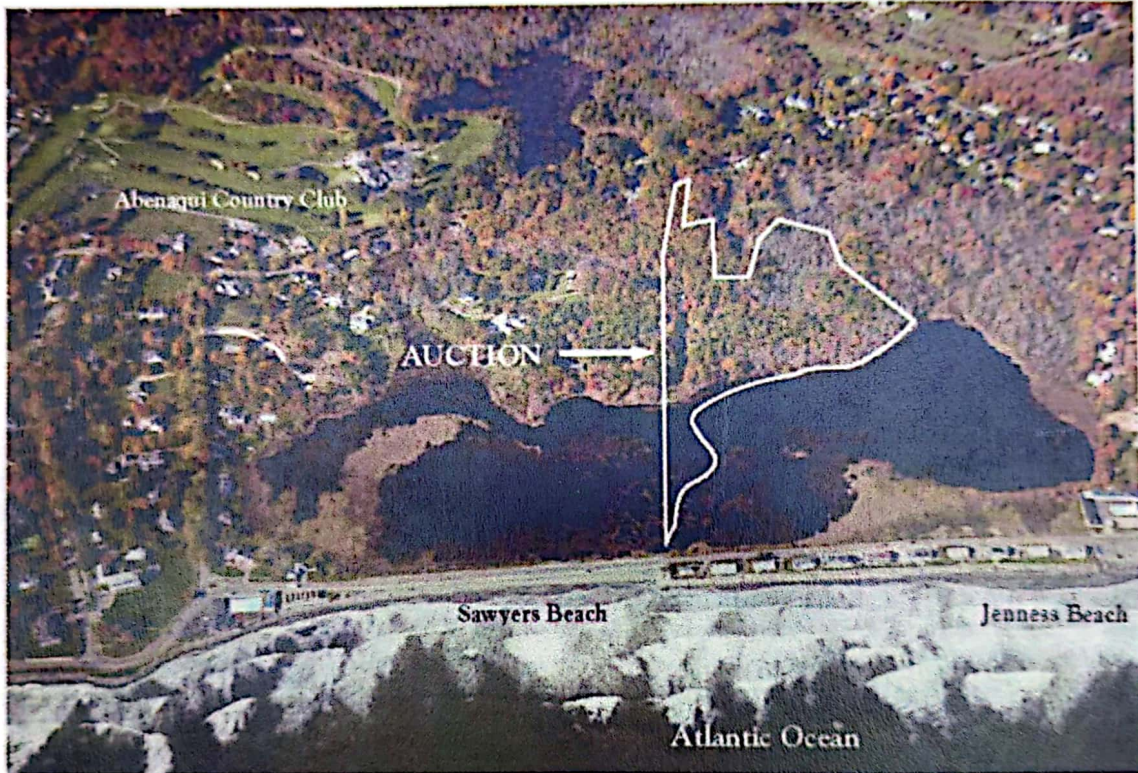


# PROPERTY INFORMATION PACKAGE

## AUCTION

Waterfront & Ocean View  
Extremely Private 21± Acre Estate  
To Settle Estate  
660 Central Road  
Rye Beach, New Hampshire



Saturday, November 20<sup>th</sup> at 1:00 p.m.



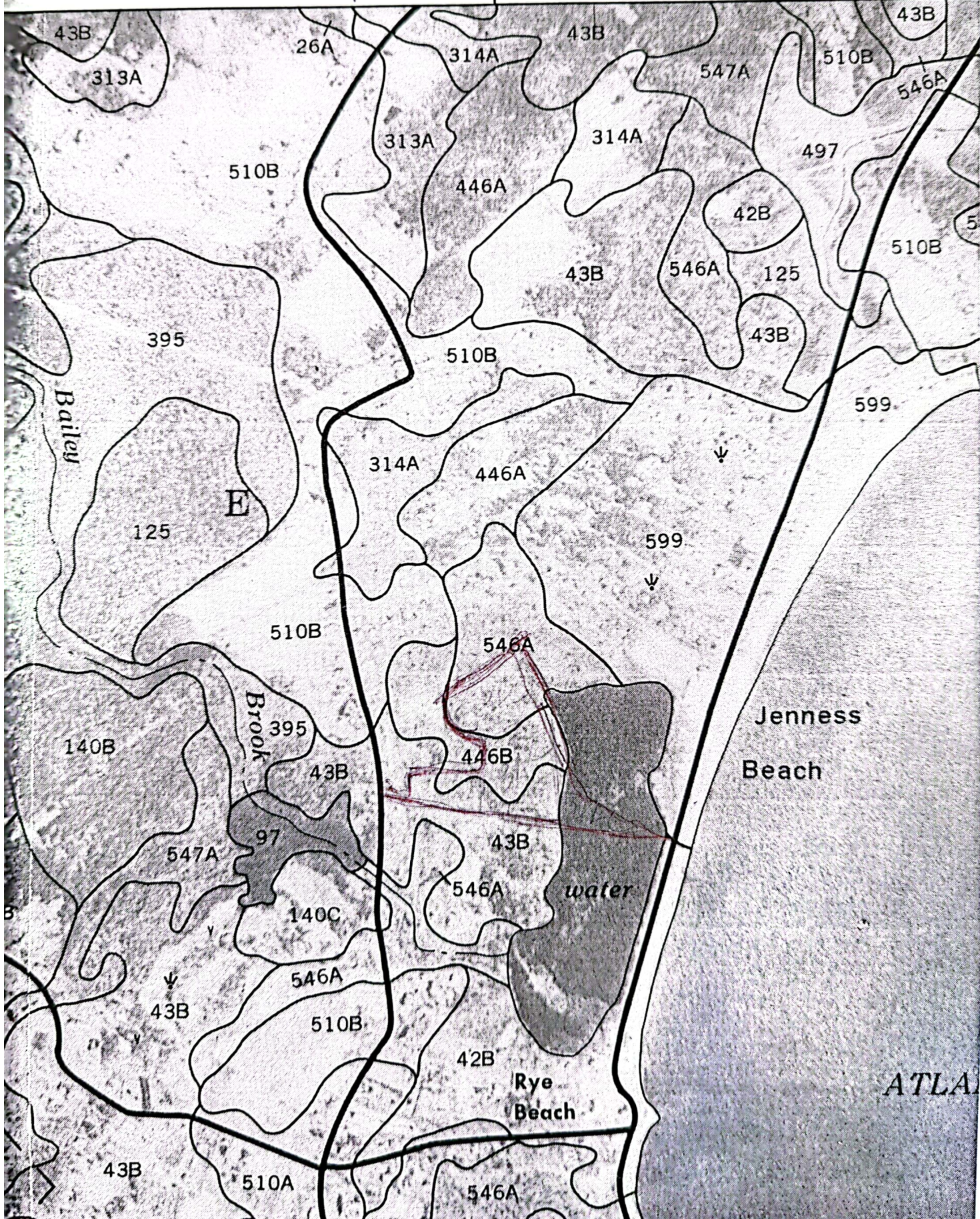
NH Lic.#2089

Ref.#4PM-23

155 Lafayette Road, Suite 8, North Hampton, NH 03862  
phone: (603) 964-1301 [www.paulmcinnis.com](http://www.paulmcinnis.com) fax: (603) 964-1302



446B Situate - New Fields MWD GRP 3  
43B - Canton WD Group 2  
water 1" = 1000'





09139

78 APR 14 4:24

REC'D ROCKINGHAM COUNTY  
REGISTRY OF DEEDS

KNOW ALL MEN BY THESE PRESENTS, That We, WILLIAM A. CAULFIELD and JOYCELYN S. CAULFIELD of 734 Central Road, Rye Beach, County of Rockingham and State of New Hampshire,

for consideration paid, grant to MORRIS H. BERRY and MARY K. BERRY, of 676 Central Road, Rye Beach, County of Rockingham and State of New Hampshire,

with warranty covenants to the said Morris H. and Mary K. Berry,

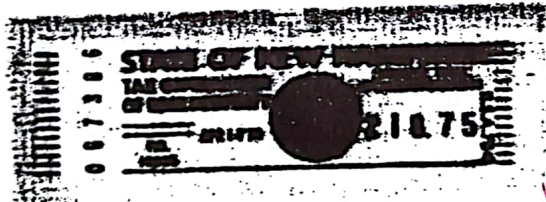
as joint tenants with rights of survivorship, the following described real estate:

A certain tract or parcel of land, with the buildings thereon, situate in Rye, County of Rockingham and State of New Hampshire, bounded and described as follows:

Beginning at a point in the easterly sideline of Central Road at the northwesterly corner of land now or formerly of Gordon Staples; thence running N 2°23'E, 89.3 feet and N 9°00'W, 35.7 feet by said Central Road to a corner; thence turning and running S 62°32'E, 200.0 feet and S 0°45'E, 125.0 feet by other land now or formerly of H. Russell Sawyer, to a corner; thence turning and running N 62°23'W by land of said Staples 200.0 feet to Central Road and the point of beginning. Containing 25,000 square feet.

For title reference see Deed of Robert J. Conley to William A. & Joycelyn Caulfield dated March 29, 1978 and recorded in Rockingham County Registry of Deeds at Book 2307, Page 956; see Deed of Elizabeth F. Conley, a/k/a Elizabeth Marie Conley to William A. and Joycelyn Caulfield, dated March 28, 1978 and recorded in said Registry at Book 2307, Page 955; see also decree of Rockingham County Superior Court in matter of libel for divorce between Robert J. Conley and Elizabeth F. Conley in which the above real estate was described as real estate situate at 676 Central Road, Rye, New Hampshire, decreed to be the sole property of Elizabeth F. Conley, recorded at said Registry in Book 2235, Page 1484.

This conveyance is made subject to all easements and restrictions of record.



M 19 L 190  
??

William A. and Joycelin S. Caulfield, wife/husband of said grantors, release to said grantees, all rights of dower, curtesy and homestead and other interests therein.

Witness our hands and seals this 13th day of April, 1978

*L. J. Sanderson*  
to both

*William A. Caulfield*  
WILLIAM A. CAULFIELD  
*Joycelyn S. Caulfield*  
JOYCELYN S. CAULFIELD

State of New Hampshire

ROCKINGHAM ss.:

April 13th A.D. 1978

Personally appeared William A. Caulfield and Joycelyn S. Caulfield, known to me, or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

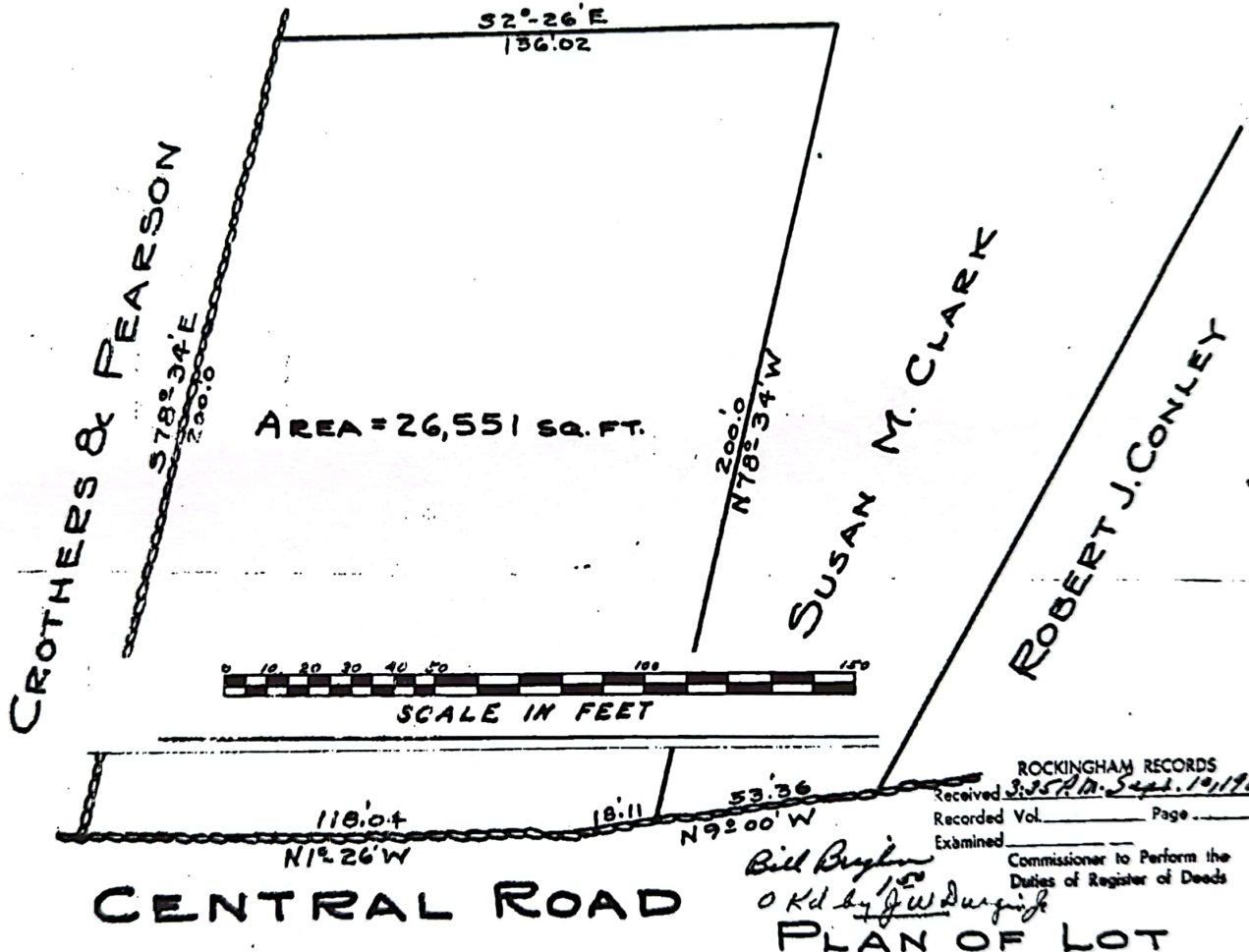
Before me,

*L. J. Sanderson*  
Justice of the Peace - Notary Public 4/23/78



#86

SUSAN M. CLARK



ROCKINGHAM RECORDS  
Received 3:55 P.M. Sept. 19/1963  
Recorded Vol. \_\_\_\_\_ Page \_\_\_\_\_  
Examined \_\_\_\_\_

Bill Bryson  
OK'd by J.W. Durgin  
Commissioner to Perform the  
Duties of Register of Deeds



FILE No. 2785  
PLAN No. 1-630



RYE, N. H.  
FOR SUSAN M. CLARK  
SCALE: 1 IN. = 30 FT. SEPT. 1963  
JOHN W. DURGIN  
CIVIL ENGINEERS

SEP 10 1963



# Know all men by these presents

that I, H. Russell Sawyer of Rye Beach, in the County of Rockingham, and State of New Hampshire

for and in consideration of the sum of ONE DOLLAR

to me in hand, before the delivery hereof, well and truly paid by Ernest E. Clark and Susan E. Clark, both of Rye Beach, in the County of Rockingham, and State of New Hampshire

the receipt whereof I do hereby acknowledge, have given, granted, bargained, sold, and by these presents do give, grant, bargain, sell, alien, enfeoff, convey and confirm unto the said Ernest E. Clark and Susan E. Clark

as joint tenants, with right of survivorship, the survivor of them, and his or her heirs and assigns forever.

A certain parcel of land located on the easterly side of Central Road in Rye Beach, in the County of Rockingham, and State of New Hampshire, more particularly bounded and described as follows:

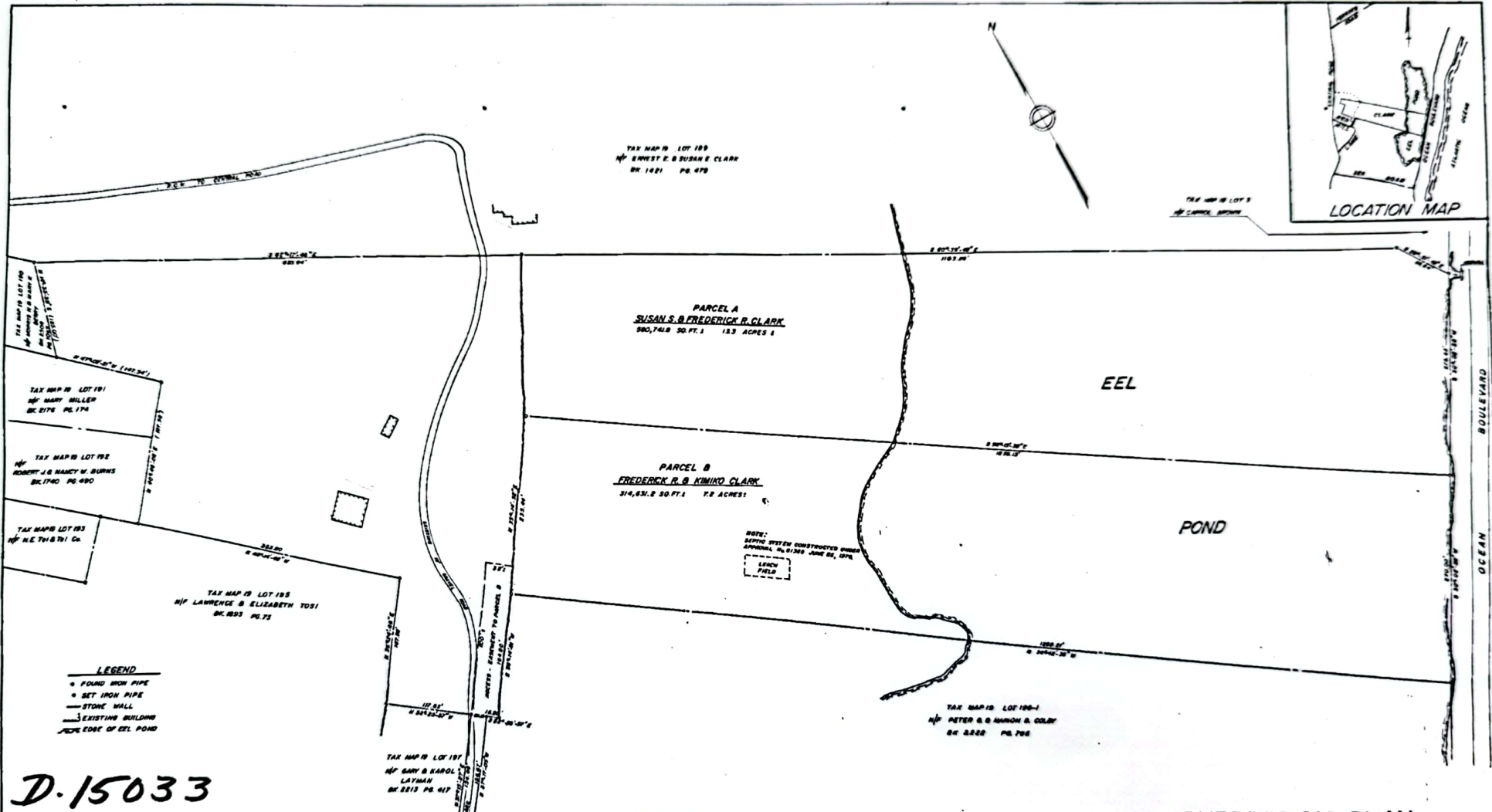
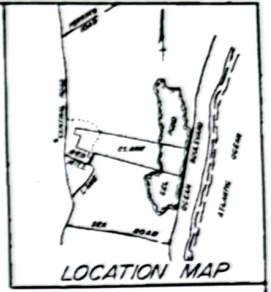
Beginning at a point in the easterly sideline of Central Road, which said point is one hundred fifty (150) feet southerly of an iron post in the ground at the southwesterly corner of land now or formerly of Mildred A. Barteau et al; thence northerly along the easterly sideline of said Central Road one hundred fifty (150) feet to said iron post; thence turning and running easterly by said Barteau land to an iron pipe set in a stone wall; thence northerly by an irregular stone wall by said Barteau land about four hundred seventy-one (471) feet to a point where three old stone walls come together; thence northerly across low ground by said Barteau land two hundred twenty-one (221) feet to an intersection with a stone wall running in an easterly direction; thence in an easterly direction along said last mentioned stone wall by other land formerly of Barteau to a corner marked by a short piece of stone wall extending in a southerly direction; thence turning and running along said last mentioned spur of stone wall to the center line of Perkin's Brook; thence turning and running southeasterly along the center line of Perkin's Brook to the westerly shore of the Eel Pond, so-called; thence turning and running southerly and southeasterly along the shore line of said Eel Pond to the center line of the Trunk Brook to land now or formerly of William Brown et al; thence turning and running easterly along the center line of said Trunk Brook to the northerly sideline of other land of the grantees; thence turning and running westerly and southerly by other land of the grantees to the southwesterly corner of said other land of the grantees; thence turning and running westerly in a straight line to the point of beginning in the easterly sideline of said Central Road.

For title of the grantor see Estate of Alice Jenness, Rockingham County Probate Records and see Division Deed between ~~the grantor and her~~ Alice Jenness et al ~~dated~~ recorded in Rockingham County Registry of Deeds, Book 676, Page 365 and 366.

D15033

1957





**D.15033**

**RYE BEACH PLANNING BOARD**

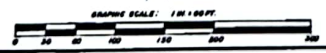
APPROVED	DATE
<i>Charles J. Leland</i>	5/1/86
<i>James J. Leland</i>	5/1/86
<i>John Leland</i>	5/1/86
<i>John Leland</i>	5/1/86

- PLAN REFERENCES:**
1. PROPERTY OF A. RUSSELL SANFORD SURVEYED BY J. A. DODGE, RECORDED IN THE R.S.B. PLAN NO. 9123
  2. PLAN OF LAND PLATS IN COLBY SURVEYED BY JOHN W. DUNHAM C.E. DATED DEC. 1976 RECORDED IN THE R.S.B. PLAN NO. 9123
  3. PLAN OF LOTS 700 SUSAN M. CLARK & JOHN W. DUNHAM C.E. DATED MAY, 1981 RECORDED IN THE R.S.B. PLAN NO. 9200
  4. REVERED PLAN OF LAND FOR ELIZABETH T. TODI OF JOHN W. DUNHAM DATED JAN. 1975 RECORDED IN THE R.S.B. PLAN NO. 9104
  5. PLAN OF LOT 700 SUSAN M. CLARK & JOHN W. DUNHAM DATED DECE. 1980 RECORDED IN THE R.S.B. PLAN NO. 92
  6. SYSTEM OF LOTS 700 SUSAN M. CLARK & JOHN W. DUNHAM DATED DECE. 1980 RECORDED IN THE R.S.B. PLAN NO. 92

**SUBDIVISION PLAN**  
 FOR  
**SUSAN S. & FREDERICK R. CLARK**  
 RYE, NEW HAMPSHIRE

**EMERY ENGINEERING**  
 DATE: APRIL 7, 1986  
 DRAWN BY: R.E. III

**ENGINEERS SURVEYORS**  
 SCALE: 1 INCH = 60 FEET  
 DRAWING NO. 03586







State of New Hampshire  
DEPARTMENT OF ENVIRONMENTAL SERVICES  
Subsurface Systems Bureau  
29 Hazen Drive, PO Box 95, Concord, NH 03302-0095  
603-271-3501 FAX 603-271-6683



Site Assessment Form  
RSA 485-A:39

A. Property

- Seller's Name: Estate of Susan E. Clark Street: 660 Central Road  
City/Town: Rye Beach State: NH Zip: 03871 Tel # none
- Agent's Name: Paul McInnis Street: 155 Lafayette Road  
City/Town: North Hampton State: NH Zip: 03862 Tel # 603 964-1301
- Assessor's Name: Anne W. Bialobrzewski Designer Permit # 348  
Street: Stockton Services PO Box 1306 City/Town: Hampton  
State: NH Zip: 03843-1306 Tel # 603 929-7404
- Lot Location:  
City/Town: Rye Beach, NH Lot # n/a lot of record Tax Map # Map 5 Lot 22  
Street: 660 Central Road Subdivision Name: n/a
- Brief Description of Property and Structures (incl. # bedrooms): (Tab key will move cursor position to line 2)  
Single Family dwelling with attached garage, 3 bedrooms.  
(tax card lists 2 bedrooms, 1975 septic system replacement sketch lists 3 bedrooms)
- Abutters, if known (attach additional sheet if necessary):  
Name: Frederick Clark Mail Address: Red Mill Lane, Rye Beach, NH 03871  
Name: George Denoncourt Mail Address: 103 Exeter Rd, North Hampton, NH03862  
Name: abutters not listed if over 250' from house Mail Address: \_\_\_\_\_

B. Lot Characteristics

- Lot Size: 21 acres (per assessor's card)
- Slope: AB (0-8%)
- Loading Capacity (calculated): per SCS soil survey and NHDES rules only, loading capacity exceeds 10,000 gpd
- Water Supply: Well on Lot: X Municipal: \_\_\_\_\_ (name)  
Community: \_\_\_\_\_ (name) Other \_\_\_\_\_
- Soil Type\*: 446 (Scituate-Newfields, MWD), 43 (Canton, WD), 546 (Walpole, PD), and water (Eel Pond)
- Estimated Seasonal High Water Table\*:  
varies - SCS Soil Survey indicates 1.5' to 6'+ for upland soils (43, 446)
- Scope of Review (e.g., written record only, on-site investigation, etc.): (Use tab key to move cursor to line 2)  
written record with cursory site inspection. Property appeared reasonably consistent with written evidence.
- Designer's Assessment of Site for Current Use of System: (Use tab key to move cursor to line 2)  
Site is more than adequate for current use of system.

\*From US Natural Resources Conservation Service maps or actual data, if available  
Distribution: Original with listing, then to Buyer; 1 copy to Assessor

(over)

C. Present Sewage Disposal System

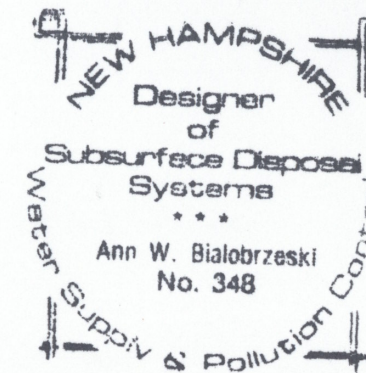
- Does the property currently have any sewage disposal system? Yes ☒ No ☐
- If yes, is the system state approved? NO APPROVAL FOUND Yes ☐ No ☒

If YES, a copy of the approved plan, construction approval and operational approval must be attached to the original of this form. Also, an 8-1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and approximate locations of abutters' septic systems and wells (with 75' well radius), if known, must be attached.

If NO, supply all available information on the type, capacity, age and location of the system, and include an 8-1/2" x 11" sketch to scale or with dimensions shown of the property and the location of the system. Also, an 8-1/2" x 11" sketch to scale or with dimensions shown of the lot, approximate property lines and approximate locations of abutters' septic systems and wells (with 75' well radius), or if known, must be attached.

NOTE: Env-Ws 1022.03 PROVIDES THAT "HOLDING TANKS SHALL NOT BE APPROVED EXCEPT AS A REPLACEMENT FOR AN EXISTING SYSTEM IN FAILURE WHEN NO OTHER MEANS OF DISPOSAL IS PRACTICAL." HOLDING TANKS ARE NOT APPROVED FOR NEW CONSTRUCTION OR FOR EXPANSION OF EXISTING STRUCTURES.

THE ASSESSOR MUST STAMP AND DATE BELOW



Assessment Date: 11/10/04  
Anne W. Bialobrzewski

THE STATEMENT BELOW MUST BE SIGNED AND DATED BY THE BUYER

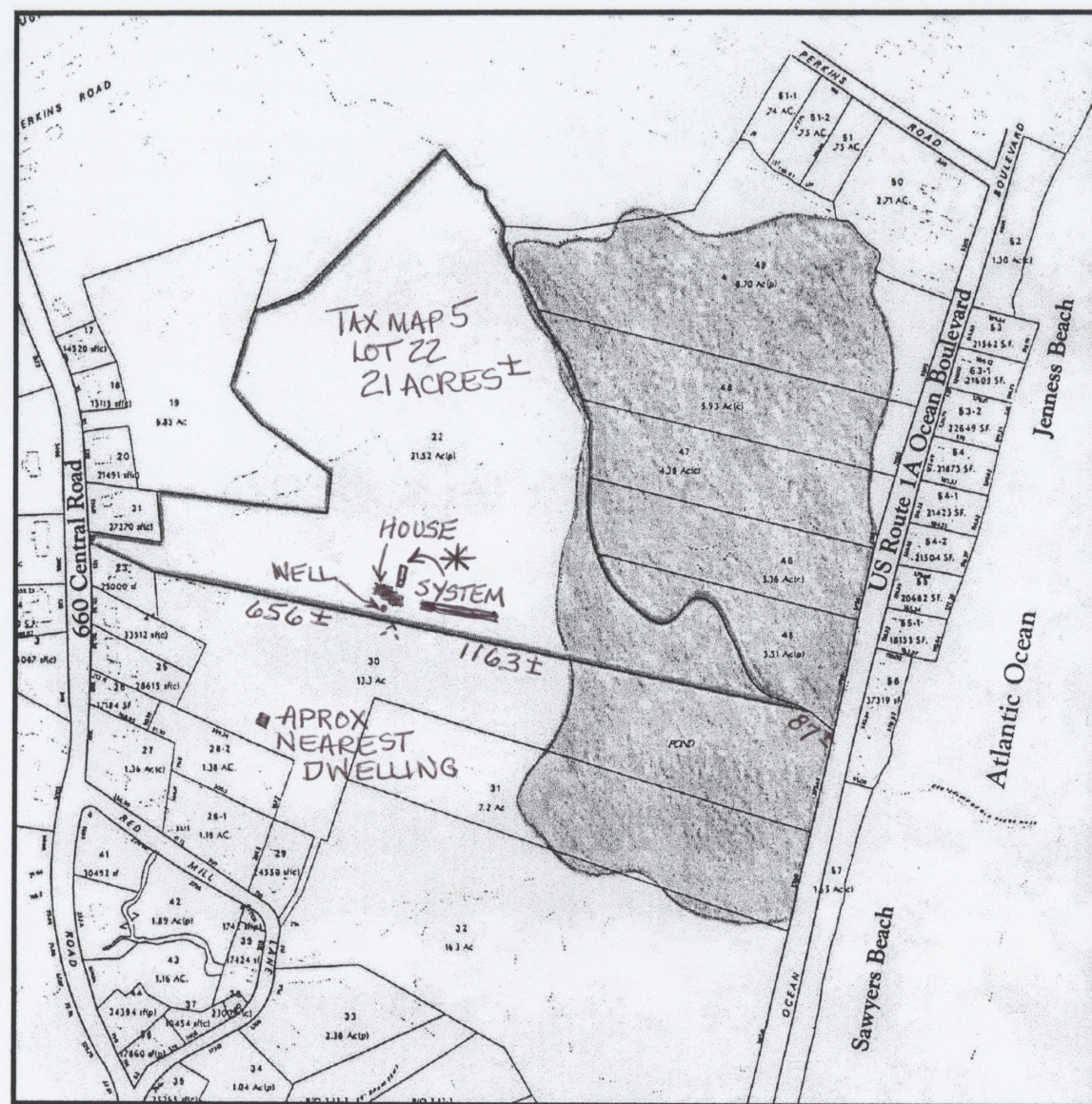
The undersigned certify that we have reviewed this Site Assessment Form and understand the information contained herein and that we have received a copy of this Site Assessment Form.

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

Revised 10/99



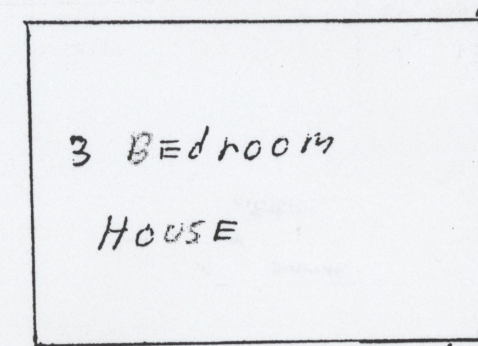
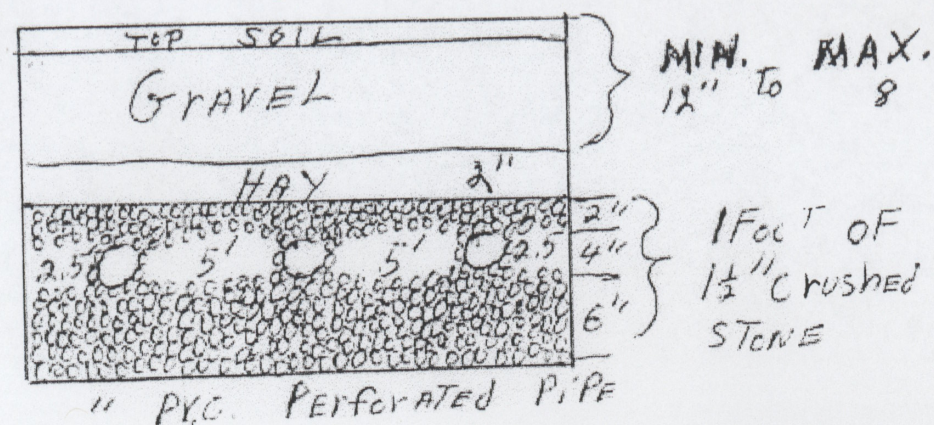


RYE TAX MAP

1" = ±500'

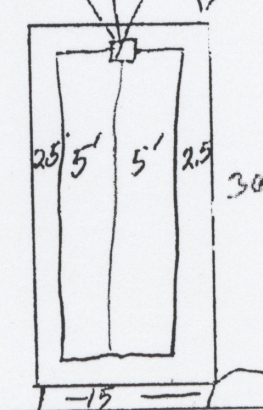
\* NO APPARENT SURFACE WATER, DWELLINGS, ABUTTER WELLS OR SEPTIC SYSTEMS WITHIN 200' OF EXISTING SYSTEM.

ERNEST E. CLARK



Replacement System approved for Construction  
June 5, 1975  
Ralph F. Hammond  
Bldg. Inspector  
Rye, N.H.

Inspected & approved  
June 27 1975  
Ralph F. Hammond  
Bldg Inspector  
Rye N H



FROM TOWN OF RYE RECORDS